



TOWN OF EAGAR
REGULAR TOWN COUNCIL MEETING
AUGUST 4, 2026, at 6:00 PM
COUNCIL CHAMBER, 22 WEST 2ND STREET

Mayor Guy Phelps called the Regular Session to order at 6:00 p.m. and welcomed those present. The record reflected that Councilmembers Titan Merrill and Brandon Slade were absent. Mayor Phelps led the Pledge of Allegiance, and Councilman Ray Hamblin offered the invocation.

5. SUMMARY OF CURRENT EVENTS

Mayor Phelps expressed appreciation for the Town and community, including the Cowpuncher Pond area, and recognized those whose efforts helped make local amenities possible. He also reflected on the approaching 250th anniversary of the United States and encouraged continued community participation in preserving the country and the quality of life in Eagar.

Town Manager Brannon Eagar participated remotely from Oregon, where his incident management team was assigned to the Rowe Creek Complex fire. He reported that the complex encompassed approximately 325,265 acres and involved approximately 1,783 personnel. He described severe drought and persistent smoke conditions throughout the area.

- The First Avenue well project was nearing completion. The pump had arrived, but installation was delayed because a component had been recalled and required replacement. Completion was anticipated within the next several weeks, subject to delivery of the replacement part.
- Surveying was being finalized for the well-enclosure footprint on property associated with the Church of Jesus Christ of Latter-day Saints. Once complete, the Town expected to finalize the property transfer reflecting the payment previously made by the Church for work at Cowpuncher Pond.

Finance Director David Lamm reported the Town's financial position as of June 30, 2026:

- The operating account held just under \$1.2 million, and the Local Government Investment Pool held just over \$7 million, for combined cash of approximately \$8.2 million.
- Beginning in July, the Town reduced its recurring monthly LGIP transfer to \$50,000.
- All major funds ended the fiscal year under budget. Staff was completing year-end journal entries and preparing for the upcoming audit.

Town Clerk Jessica Vaughan reported:

- The 2026 Primary Election was complete and would not proceed to a general election for Town offices. The Town would canvass the election during the meeting, and newly elected Councilmembers would be seated at the September meeting in accordance with state law.

- Proposition 409, the Permanent Base Adjustment, passed.
- Staff continued working with the Revver to configure the Town's new records-retention and document-management system for the Clerk's and Finance departments.
- The first Movies at the Pond event was scheduled for Saturday, August 15, at 7:00 p.m. The Town had purchased a large inflatable screen and sound equipment, with the viewing area planned near the sidewalk and pond. One or two additional showings could be scheduled depending on weather.

Community Development Director Britney Reynolds reported:

- Salt River Project had contributed several thousand dollars toward Town projects and also continued assisting with the annual fireworks display. The Town planned to publicly recognize SRP and other contributors.
- Staff was pursuing grant funding for a wall at Ramsey Park, beginning near the fire station and matching the wall at Cowpuncher Pond. A later phase could address fencing along the rear of the park.

Public Works Director John Pedroncelli reported:

- That crews had spent approximately two weeks removing problem trees throughout Town.
- Work in the school area was expected to be completed the following day.
- Staff would then begin installing a solar streetlight on South Main Street and continue other scheduled work through the end of the month.

Fire Chief Levi Penrod reported:

- The Department handled approximately 54 calls during July, including fire calls, five motor-vehicle accidents, and one technical rescue at Baldy.
- The Independence Day fireworks operation used approximately 24 volunteers and was completed safely following a brief delay.
- Two paramedics and one EMT were added to the roster from other agencies.
- Equipment purchased through wildland-fire and opioid-response grants had largely arrived and was being placed into service. Annual pump testing was completed.
- An EMT crew and the SRP-funded UTV were dispatched to Oregon for an anticipated 14-day assignment near Manager Eagar's incident.

Police Chief Jake Doyle reported:

- The Department handled 300 incidents during July, including 158 calls for service. Significant cases included a death investigation assisted by the White Mountain Task Force, a multi-state drug-trafficking investigation involving a short pursuit and apprehension by DPS, and a separate barricade incident that resulted in an attempted-homicide charge.
- Three internal complaints were received. Two were referred to the Arizona Department of Public Safety Internal Affairs for investigation; one was sustained and resulted in written discipline.

- Animal Patrol Officer Kathy Pifer began employment July 13 and was progressing well.
- Four candidates were interviewed for the administrative vacancy, and one candidate advanced to the background process.
- The Department held Coffee with a Cop at Junk n Java, and Chief Doyle attended the Arizona Association of Chiefs of Police conference in Flagstaff.

6. OPEN CALL TO THE PUBLIC

Alan Harding, co-owner of the El Rio Theatre, addressed the Council regarding Movies at the Pond. He supported the community-oriented intent of the program but expressed concern that free Town-sponsored movie showings could compete with a local business that works to provide family-friendly films. He emphasized the historic significance of the El Rio Theatre and asked the Town to consider the potential economic effect on the business.

Monica Boehning, an Eagar homeowner and retired forester, addressed statements characterizing local opposition to certain wind-energy projects as hostility toward renewable energy. She stated that local citizens support biomass as an appropriate renewable-energy opportunity because it could use forest-thinning and wood-waste material, reduce wildfire risk, protect watersheds, and generate electricity. She referenced past and existing biomass operations, recent Forest Service thinning plans, and continued concerns about proposed wind turbines, and asked officials to recognize the distinction between opposition to specific wind projects and opposition to renewable energy generally.

7. CONSENT AGENDA

A. TOWN COUNCIL MINUTES

DISCUSSION AND POSSIBLE ACTION TO APPROVE THE MEETING MINUTES FROM JUNE AND JULY 2026

B. JUNE 2026 FINANCIALS

DISCUSSION AND POSSIBLE ACTION TO APPROVE THE JUNE 2026 TRANSMITTALS, CHECKS WRITTEN, PAYROLL DIRECT DEPOSIT VOUCHERS, AND CREDIT CARD PURCHASES

C. JUNE 2026 FINANCIAL REPORT AND SALES TAX REPORT

DISCUSSION AND POSSIBLE ACTION TO ACCEPT THE JUNE 2026 FINANCIAL REPORT AND SALES TAX REPORT

Councilman William Greenwood made a motion to approve the consent agenda. Councilman Ray Hamblin seconded; all were in favor, motion carried unanimously.5-0

Vote:	Ayes:	Guy Phelps
		Marsha Tucker
		William Greenwood
		Ray Hamblin
		Bryce Burnham

8. NEW BUSINESS

A. CANVASS OF THE 2026 PRIMARY ELECTION

DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 2026-13, PRIMARY ELECTION CANVASS OF

Town Clerk Vaughan reported that Apache County had canvassed the election the prior Thursday and that the Town was required to canvass within 20 days of the election. Final vote totals were: Bryce Burnham, 727; Robert Ray, 612; Reggie Peterson, 602; and Dale Thompson, 541. Each would be seated at the September Council meeting. Proposition 409, the Permanent Base Adjustment, received 602 “yes” votes. Staff recommended approval of the canvass resolution.

Councilman Ray Hamblin made a motion to approve Resolution 2026-13 Primary Election Canvass of Votes. Councilman William Greenwood seconded; all were in favor, motion carried unanimously.5-0

Vote: Ayes: Guy Phelps
 Marsha Tucker
 William Greenwood
 Ray Hamblin
 Bryce Burnham

B. APPOINTMENT OF PLANNING AND ZONING COMMISSIONER

DISCUSSION AND POSSIBLE ACTION TO APPROVE APPOINTING JEFFREY SWANGO AS PLANNING AND ZONING COMMISSIONER

Director Reynolds reported that the Planning and Zoning Commission currently had six members. She stated that Mr. Swango had municipal-government experience, understood the community, and supported responsible growth while preserving Eagar’s small-town character. Staff recommended his appointment to a three-year term.

Councilman Ray Hamblin made a motion to approve appointing Jeffrey Swango as a Planning and Zoning Commissioner. Councilman Bryce Burnham seconded; all were in favor, motion carried unanimously.5-0

Vote: Ayes: Guy Phelps
 Marsha Tucker
 William Greenwood
 Ray Hamblin
 Bryce Burnham

C. SPRINGERVILLE-EAGAR CHAMBER OF COMMERCE

PRESENTATION FROM THE SPRINGERVILLE-EAGAR CHAMBER OF COMMERCE AND POSSIBLE ACTION TO DIRECT STAFF

Chamber Board President Tony Contreras and Vice President Aimie Richard thanked the Town for its support of America 250 activities and discussed the Chamber’s need to reorganize. They explained that the existing Chamber building required repairs and was larger and more costly than needed. The Chamber was considering selling the property, relocating, rebranding, revising its mission, and making staffing changes so it could remain a viable resource for residents, visitors, and businesses.

Manager Eagar stated that staff had discussed leasing office space in the former Police Department area on the southeast side of Town Hall. The area had suitable offices and updated

heating and cooling but would require flooring, paint, and minor improvements. Town Clerk Vaughan discussed the importance of modernizing the Chamber's mission and web and social-media presence and continuing joint promotion of Eagar, Springerville, and the surrounding area.

Attorney Brett Rigg advised that any arrangement must serve a legitimate public purpose while providing adequate consideration to the Town to avoid Gift Clause concerns.

Council directed staff to continue evaluating the proposed relocation and lease arrangement and return with details for future consideration.

D. CONTRACT RENEWAL

DISCUSSION AND POSSIBLE ACTION TO APPROVE A CONTRACT RENEWAL WITH ALDRIDGE CONSULTING

Manager Eagar reported that he and Town Clerk Vaughan met with Aldridge Consulting after the item was tabled in July. He reiterated that the service focuses on education and compliance with transaction privilege tax requirements, particularly in construction-related classifications, with the goal of treating businesses consistently. Manager Eagar reported that \$25,734 had been collected from five cases, \$75,704 in tax liability had been established and was awaiting payment, and \$12,489 had been determined uncollectible. The annual contract amount was \$35,100, paid in monthly installments of \$2,925.

Council discussed the allocation of TPT revenue, whether the return justified the contract cost, the effect on businesses, and the distinction between education and overly persistent contact. Manager Eagar stated that cases could not be opened without Arizona Department of Revenue approval and that the consultant generally used email, telephone, mail, and occasional text messages to contact taxpayers.

Attorney Rigg noted that the one-year agreement ran from July 1 through June 30 and could be cancelled with 30 days' notice. Council also discussed whether comparable work could be performed in-house and the value of helping businesses avoid substantial liabilities accumulating over time.

Councilman William Greenwood made a motion to approve a contract renewal with Aldridge Consulting. Councilman Bryce Burnham seconded; motion carried.4-1

Vote:	Ayes:	Guy Phelps	Nays: Marsha Tucker
		William Greenwood	
		Ray Hamblin	
		Bryce Burnham	

E. ORDINANCE 2026-02 – WILDLIFE FENCES

FIRST READING OF ORDINANCE 2026-02, WILDLIFE FENCE

Director Reynolds explained that the Town had received approximately four conditional-use-permit applications during the prior three months for fences intended to protect gardens and fields from elk, deer, and similar wildlife. At the request of the Planning and Zoning Commission and following legal review, the proposed ordinance would allow wildlife-exclusion fencing up to eight feet high without a conditional use permit, provided the fence: (1) uses open, see-through material; (2) is outside public rights-of-way and recorded easements; (3) does not obstruct required sight-visibility triangles at street intersections or driveways; (4) is maintained so wildlife is not trapped or entangled; and (5) complies with all other applicable setbacks. This was the first reading; no action was taken. A second reading and possible adoption would occur at a future meeting.

F. PROPANE SERVICES BID

DISCUSSION AND POSSIBLE ACTION TO APPROVE A BID FOR TOWN OF EAGAR FACILITIES FOR PROPANE SERVICES

Manager Eagar reported that the Town received one bid in response to its annual solicitation. Sierra Propane, the Town's provider for the prior two to three years, submitted a competitive proposal. Staff recommended award of the bid to Sierra Propane.

Councilman Guy Phelps made a motion to approve the Sierra Propane for propane services for town facilities. Councilman Bryce Burnham seconded; all were in favor, motion carried unanimously. 5-0

Vote: Ayes: Guy Phelps
 Marsha Tucker
 William Greenwood
 Ray Hamblin
 Bryce Burnham

G. PURCHASE OF MULCHER ATTACHMENT

DISCUSSION AND POSSIBLE ACTION TO APPROVE USING FUNDS DONATED BY SALT RIVER PROJECT AND TOWN OF EAGAR FUNDS TO PURCHASE A MULCHER ATTACHMENT FOR SMALL-TREE AND STUMP REMOVAL, NOT TO EXCEED \$20,000

Public Works Director Pedroncelli reported that three proposals were reviewed. The Landboss Company proposal, approximately \$15,000 delivered, was recommended because its piston-pump design was rebuildable and expected to provide greater durability than less expensive alternatives. The attachment would fit the Town's skid loader and would be used to remove small trees and stumps in rights-of-way and other Town areas.

Councilman Bryce Burnham made a motion to approve using funds donated by salt river project (SRP) and Town of Eagar to purchase a mulcher attachment for small tree and stump removal not to exceed \$20,000. Councilman Ray Hamblin seconded; all were in favor, motion carried unanimously. 5-0

Vote: Ayes: Guy Phelps
 Marsha Tucker
 William Greenwood
 Ray Hamblin
 Bryce Burnham

H. APPEAL REGARDING CONDITIONAL USE PERMIT – LUNA

DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY MOVING FORWARD WITH THE APPEAL PRESENTED BY LUCAS AND CANDICE LUNA

Attorney Rigg explained that the Planning and Zoning Commission denied the Lunas' conditional use permit application on July 14, 2026, and that a written appeal was timely filed under Eagar Town Code § 18.84.130. Council could approve or deny the request or set the matter for a public hearing. Because the matter was complex and this was Council's first opportunity to review it, he recommended scheduling a public hearing so the Planning and Zoning Commission, applicants, neighboring property owners, and other interested parties could present information. Attorney Rigg stated that Council's decision following the appeal would be final, subject to any applicable reapplication provisions.

Councilman Bryce Burnham made a motion to do a public hearing for the appeal presented from the Luna's. Councilman Bryce Burnham seconded; all were in favor, motion carried unanimously. 5-0

Vote: Ayes: Guy Phelps
 Marsha Tucker
 William Greenwood
 Ray Hamblin
 Bryce Burnham

12. ADJOURNMENT

Councilman Ray Hamblin made a motion to adjourn at [at 7:02p.m.]. Councilman William Greenwood seconded.

Vote: Ayes: Guy Phelps
 Marsha Tucker
 William Greenwood
 Ray Hamblin
 Bryce Burnham

Attest: _____

Mayor: _____

Vice-Mayor: _____

Council: _____

CERTIFICATION OF COUNCIL MINUTES

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting of the Town of Eagar, Arizona, held on August 4, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Jessica Vaughan, Town Clerk